

## Unique American Teak Engineered Flooring – Installation & Maintenance Guide

### Upon Receipt of Merchandise Please Complete The Following Pre-Installation Checklist:

- Inspect your shipment for damage.
- Verify packing slip and inspect the material for quality of color, finish or any issued that may be questionable prior to the start of installation.
- Verify amount of material shipped.
- Store material in a clean/dry area at normal room temperature for at least 96 hours prior to installation.
- HVAC should be operating normally for at least 5 days prior to installation.
- Protect material from gaining moisture before, during and after installation.
- Read all installation information prior to starting installation.

DO NOT COMMENCE WITH THE INSTALLATION IF ANY QUESTIONS OR PROBLEMS WITH THE MATERIAL ARISE. CALL UNIQUE AMERICAN TEAK IMMEDIATELY.

### **Recommended sub-floors:**

It is the responsibility of the installation contractor, general contractor or owner to ensure the sub-floor meets the requirements for installation prior to the start of installation.

### **Environmental Conditions:**

1. Wood is a natural product and is subject to environmental and seasonal changes. Some materials, particularly the very hard exotics, are more susceptible to these changes and must be properly acclimated before installation. Our exotics are carefully seasoned using a 2-stage drying process: Kiln dried to 10% in 30mm thick boards and again to 6% after they are sawn to the 4 mm rough wear layer. However, we recommend a light “screen and coat” using Bona-Kemi REFRESHER for all prefinished exotics after installation in areas where the interior humidity will stay below 50% for extended periods of time.

### **General Sub-floor information:**

1. Coordinate work with that of other trades prior to installation so that no discrepancies exist with installation of doors, frames, saddles, floor drains or any materials that would interfere in any way with the installation of the floor.
2. Sweep and vacuum substrate to ensure the surface is free of oil, grease, wax, dust, old adhesive, or any other foreign substances. Make sure you use the recommended adhesives (URETHANE BASED such as SIKA T-55, MAPAI 980/990 or Bostik’s BST) for the installation or the warranty will be voided.
3. Use leveler compatible with selected adhesive. Use only quality materials and products which do not contain gypsum. NEVER use a new or existing asphalt underlayment if a direct bond is required.

4. If approved self-leveling underlayments are used, they must dry sufficiently and pass a moisture test, as well as be smooth before the start of installation. Unique American Teak is not responsible for strength, adhesion, or general performance of underlayments as proper compounding and preparation of subsurface are the responsibility of the installation contractor.

Suggested products include:

Ardex K-15, Mapei Ultraplan® 1, or M20 and Maxxon Level Rights Plus

### **Concrete:**

The concrete slab must be allowed to cure a minimum of 60 days to ensure strength level and minimize moisture level. For installation of solid flooring directly to concrete, moisture barriers should be used under all slabs to prevent vertical moisture venting which can damage the teak flooring. We recommend BOSTICS MVP, SIKA MB PRIMER or PROFLEX

1. Verify that the substrate is clean and free of loose material, grease, oil, coatings and other contaminants that will interfere with the bonding of the adhesive. Old concrete surface sealers must be removed if present.  
NOTE: Refer to applicable adhesive data sheet for further guidance.
2. Verify that the substrate is solid, level to a 1/8" deviation in a 10' length in any direction, smooth, free from cracks, holes, ridges and any other defects impairing performance or appearance. Portland based cement leveling compounds are recommended to eliminate deviations in the sub-floor if they exist.
3. Verify the new slab cure is a minimum of 30 days, preferably 60 days.
4. Verify the concrete is visually sound and dry. To immediately determine if a concrete slab is dry, use a Delmhorst (J-3/J-4) or Tramex meter. Less than a 30 on a Delmhorst (J-3/J-4) or less than 4.5 on a Tramex Meter is considered safe. Also, the moisture content of no greater than 3 lbs. per 1,000 square feet in 24 hours as measured by Calcium Chloride testing method should be confirmed. Alkalinity of pH level should be confirmed at 6-8. If any of these criteria are not met, DO NOT START INSTALLING.
5. For moisture greater than the above levels, consider a concrete sealer compatible with the selected adhesive such as SIKA MB Primer.

### **Wood:**

Approved wooden sub-floors must be build of "Performance Rated" ¾" thick (OSB) oriented strand board, Advantech or CDX plywood. The moisture content of the wood sub-floor at the time of installation should be in the range of 6-10%. Buildings with crawl spaces foundations should include a vapor barrier between the ground and sub-floor to minimize the effect of vertical venting of moisture, which will ultimately migrate

through the sub-floor into the teak. Use 4-6 mil polyethylene sheets laid on the crawl space floor. Air circulation prevents moisture build-up; keep at least 2 vents open all year long.

1. Wood sub-floors must be dry, clean, structurally sound, flat to within 1/8" in 10', well nailed and/or glued, free of voids and with joints that do not exceed 1/4".
2. Ensure that all nail heads are set flush with or below the surface.
3. Wood sub-floors must be sanded smooth to remove varnish, high edges, chips or other contaminants.
4. Do not begin installation until unsatisfactory conditions have been corrected.

### **Installation:**

Ensure all trades have completed their work before installing Unique American Teak Flooring.

Installation guidelines are generally the same as those recommended for hardwood flooring. ALL FLOORING INSTALLED IS ASSUMED ACCEPTABLE AND ACCEPTED FOR INSTALLATION.

All materials should be delivered to the job site that has a working HVAC system at least 5 days prior to installation. Local climate conditions may require additional time on site to acclimate. The building in which the material is to be installed must be environmentally secure and dried out before installation can proceed. Materials must be acclimated for at least 96 hours and removed from its packaging and free laid or stacked. Wood flooring is a natural material with inherent color variations from piece to piece.

The installation should use a staggering system for the best aesthetic appearance.

### **Glue-Down**

Determine the direction you will install the floor and establish a "reference line" that is parallel with your floor direction. Measure to the parallel wall from several points and determine if the room is "square and straight". This measurement will help you start the floor square. You may need to scribe the first row to compensate for the wall if it is out of square with your reference line. In some cases, your starter board may be 3 1/2" on one end and 4 3/4" on the other!

Measure the WIDTH of the room and determine the number of rows you will use—If the last row will be LESS THAN 1-2 inches wide, you TRIM YOUR STARTING ROW by a little bit more so you will have close to a full width board on both the STARTING and ENDING row.

EXAMPLE: Room is 144 inches wide – 1/4" gap each side = 143 1/2", Flooring Boards 4.75 wide

$143 \frac{1}{2} / 4.75 = 30.21$  rows (last row would be only 1" wide)

To compensate, trim the width of your starter row to 3" giving you:

$29 \text{ rows} \times 4.75 = 137.75$ " available width

$137.75 + 3$ " (starter row) +  $2 \frac{3}{4}$ " (ending row) =  $143 \frac{1}{2}$ "

**NOTE: You should dry-lay and then glue the starter row (using your reference line to stay square) and allow to adhesive set for at least 4-6 hours so you have a firm row to push against.**

**Adhesive and Sealer:**

Recommended urethane adhesives are:

SIKA T-55  
Bostics Best  
Mapai 980 or 990

For all installations on grade, use a sealer compatible with the selected adhesive if the moisture exceeds 4% TRAMEX. For severe moisture problems, the floor may be covered with a continuous layer of vinyl underlayment securely glued to the sub-floor; select a product with a top surface rough enough for good adhesive transfer and bond.

**Nail-Down Installation:**

All the pre-installation information, installation procedures and tips apply for nail-down installations. Just use a power nailer instead of adhesive. You won't be able to use a power nailer until the third or fourth row. For the first three rows, follow these instructions:

1. The first course will need to be faced nailed with 15 gauge finish nails about ½ from their back edges OR glued and allowed to set for at least 3-4 hours. If nailing Almendro, it is EXTREMELY hard and you should consider drilling pilot holes slightly smaller than the nails to be used. Then face nail the first boards with finish nails as needed, drive nails at joist locations. Set nails 1/16" below the surface.
2. For normal nailing, blind nail through the tongue using drive-screw flooring nails every 8"-10". Use a nail set to finish nailing and to set the nailheads.
3. Tap the second run course tightly against the first course, using either a scrap of flooring or a rubber mallet. Blind nail at an angle through the tongue. The edges and ends of adjoining boards should fit tightly. Very small cracks are not unusual and can be sealed with filler.

**Maintenance and Care:**

Engineered Almendro, Pilon, Mora, Guapinol and Solid Teak Flooring is pre-finished with a UV cured satin finish that will provide a lifetime of beauty with minimal care. Vacuum, sweep or SWIFTER© the floor regularly to keep it free of sand and other abrasives that will damage ANY finish. The floor may be damp-cleaned with any good wood floor cleaner.

**DO NOT USE EXCESSIVE WATER OR COAT WITH WAX OR POLISH.**

- Remove spills promptly
- Place mats at exterior entrances to trap sand and grit
- Use rugs in high traffic pathways at the end of steps and near doorways
- Avoid rubber-backed and other non-ventilated rugs
- Use protective furniture pads

The following is a product recommended for your floor care:

Tarquett Harwood Floor Cleaner  
Bona® Swedish Formula Floor Cleaner  
Call BonaKemi USA Inc. (800) 574-4674 for more information

### **Refinishing:**

Engineered Almendro is the HARDEST wood floor in the world. However, under heavy use the polyurethane finish may become scratched. Due to the thickness of the Almendro wear layer, it can be screened/finished (light repair) or completely sanded/refinished at least twice by a professional floor finishing company.

**Note: Any solid wood product, regardless of hardness or species, can be damaged through normal wear and tear. Such damage is normal and does not detract from the character and feel of the floor.**

For technical information, please call UNIQUE AMERICAN TEAK at (941) 400-5266.